006.0	0005	0015.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,191,600 / 1,191,600
					USE VALUE:	1,191,600 / 1,191,600
					ASSESSED:	1,191,600 / 1,191,600

PROPERTY LOCATION

No	Alt No	Direction/Street/City
17	-19	RANDOLPH ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	JALKUT DANIEL C &
Owner 2:	BANNER CHRISSA M
Owner 3:	
Street 1:	17 RANDOLPH ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	BUTLER JANICE & -
Owner 2:	OCONNELL ANN & LALLY SUSAN -
Street 1:	19 RANDOLPH ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 5,000 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1915, having primarily Wood Shingle Exterior and 3342 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 1 HalfBath, 14 Rooms, and 6 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	5000.000	730,700	4,900	456,000	1,191,600
Total Card	0.115	730,700	4,900	456,000	1,191,600
Total Parcel	0.115	730,700	4,900	456,000	1,191,600

Source: Market Adj Cost | Total Value per SQ unit /Card: 356.59 | /Parcel: 356.5

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID: 006.0-0005-0015.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	730,900	4900	5,000.	456,000	1,191,800	1,191,800	Year End Roll	12/18/2019
2019	104	FV	536,400	4900	5,000.	484,500	1,025,800	1,025,800	Year End Roll	1/3/2019
2018	104	FV	519,900	4900	5,000.	353,400	878,200	878,200	Year End Roll	12/20/2017
2017	104	FV	489,400	4900	5,000.	307,800	802,100	802,100	Year End Roll	1/3/2017
2016	104	FV	489,400	4900	5,000.	262,200	756,500	756,500	Year End	1/4/2016
2015	104	FV	471,500	4900	5,000.	256,500	732,900	732,900	Year End Roll	12/11/2014
2014	104	FV	312,600	4900	5,000.	210,900	528,400	528,400	Year End Roll	12/16/2013
2013	104	FV	324,900	4900	5,000.	200,600	530,400	530,400		12/13/2012

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 612

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
BUTLER JANICE &	63665-264		5/28/2014		760,000	No	No		
BUTLER JANICE L	62725-537		10/1/2013	Convenience	99	No	No		
LECCESE LOUISE	57106-33		7/7/2011	Family	99	No	No		
	7885-577		1/1/1901	Family		No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
10/21/2017	Meas/Inspect	HS	Hanne S
5/14/2015	SQ Returned	MM	Mary M
5/20/2009	Measured	189	PATRIOT
11/1/2000	Hearing N/C	189	PATRIOT
9/29/1999	Meas/Inspect	263	PATRIOT
8/30/1993		PC	PHIL C

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		5000		Sq. Ft.	Site		0	80.	1.14	1									456,000						456,000	

Total AC/HA: 0.11478 | Total SF/SM: 5000 | Parcel LUC: 104 | Two Family | Prime NB Desc: ARLINGTON | Total: 456,000 | Spl Credit | Total: 456,000

User Acct

5817

GIS Ref

GIS Ref

Insp Date

10/21/17

!612!

PRINT

Date	Time
12/10/20	16:21:55

LAST REV

Date	Time
01/17/20	11:56:11

apro

USER DEFINED

Prior Id # 1:	5817
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	2	Total:	2
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GRAY		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1915	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	25	%
Bsmnt Flr:	14 - Asphalt Tile		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	2		
% Heated:	100	% AC:	60
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Very Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Very Good
A Kits:		Rating:	
Frpl:	2	Rating:	Very Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GV - Good-VG	10.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	10.8	%

CALC SUMMARY

Basic $ / SQ:	170.00
Size Adj.:	1.06241155
Const Adj.:	0.98745072
Adj $ / SQ:	178.343
Other Features:	155203
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	819153
Depreciation:	88468
Depreciated Total:	730684

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 14		BRs: 6		Baths: 2					HB 1		

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	8	4	2
1	6	2	1
Totals			
2	14	6	

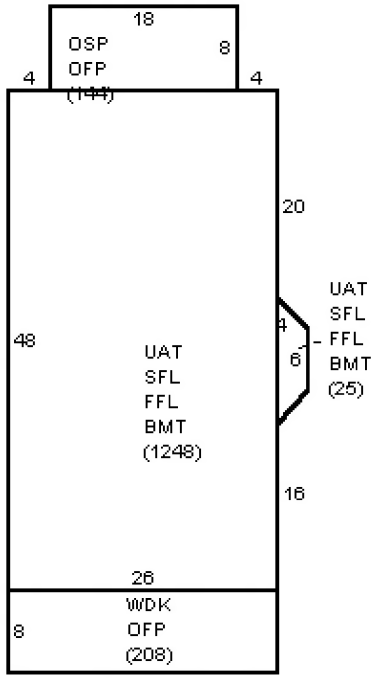
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	196.18
Special Features:	0	Val/Su Net:	150.94
Final Total:	730700	Val/Su SzAd	287.00

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,273	70.890	90,245
FFL	First Floor	1,273	178.340	227,031
SFL	Second Floor	1,273	178.340	227,031
OFP	Open Porch	352	20.920	7,364
UAT	Upper Attic	318	98.090	31,217
WDK	Deck	208	10.670	2,220
OSP	Screen Porch	144	30.370	4,373
	Net Sketched Area:	4,841	Total:	589,481
Size Ad	2546	Gross Are	5796	FinArea 3342

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	50		
UAT	100	FLA	50	C	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 006.0-0005-0015.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	19X20	A	AV	1915	21.58	T	40	104			4,900			4,900

More:	N	Total Yard Items:	4,900	Total Special Featues:		Total:	4,900